



WILLIAM T FUJIOKA
Chief Executive Officer

County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
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Board of Supervisors
GLORIA MOLINA
First District

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Fifth District

February 17, 2009

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**DEPARTMENT OF HEALTH SERVICES:
APPROVE THE POST OCCUPANCY REMODELING PHASE II PROJECT
LAC+USC MEDICAL CENTER
CAPITAL PROJECT 87011
(FIRST DISTRICT) (3 VOTES)**

SUBJECT

Approval of the recommended actions will authorize the Department of Public Works to proceed with three tenant remodeling and/or renovation projects at the LAC+USC Medical Center campus.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find the LAC+USC Medical Center Post Occupancy Remodeling Phase II Project (Capital Project 87011) categorically exempt from the California Environmental Quality Act pursuant to State Guidelines Section 15301 (a) and Class 1, Subsection (d) of the County of Los Angeles Revised Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, because the proposed work involves the remodeling of an existing facility with negligible or no expansion of current use.
2. Approve an appropriation adjustment of \$2,582,000 to reallocate appropriation to the LAC+USC Medical Center Post Occupancy Remodeling Phase II Project (Capital Project 87011) from the LAC+USC Medical Center Transition Refurbishment Project (Capital Project 86936) to fully fund the proposed project.

"To Enrich Lives Through Effective And Caring Service"

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3. Approve the LAC+USC Medical Center Post Occupancy Remodeling Phase II Project (Capital Project 87011), consisting of three individual elements with an aggregate project budget amount of \$2,582,000 funded by the Department of Health Services prior year Tobacco Settlement Designation.
4. Authorize the Director of the Department of Public Works to carry out the LAC+USC Medical Center Post Occupancy Remodeling Phase II Project (Capital Project 87011) using the Public Works Job Order Contract program.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will allow the Department of Public Works (Public Works) to remodel an area of the new LAC+USC Medical Center Replacement Hospital and space in the existing Outpatient Department building to accommodate patient services or operational efficiencies.

The 2007-08 Final Budget identified an allocation of Tobacco Settlement funds to the LAC+USC Medical Center for transition refurbishment projects in preparation of the move to the new Replacement Hospital buildings. Since August 2008, only the Phase I Post Occupancy Project in the amount of \$7,660,000 has been approved by your Board.

The Department of Health Services (Health Services) has identified three additional areas, which require remodeling to better accommodate current hospital operations and programs offered to patients.

Nuclear Medicine Patients Restrooms: The Nuclear Medicine Studies program requires intravenous administration of radioactive materials that frequently require patients to have access to restroom facilities. During the precensing inspection by the State Radiologic Health Branch, it was determined that one dedicated restroom met the design requirements for Office of Statewide Health Planning and Development but was not sufficient to meet the licensing requirements for the patients of the Nuclear Medicine Studies program. As an interim solution to address licensing requirements, an adjacent hospital staff restroom was identified as patient use only. A license will not be granted until there is another dedicated patient restroom due to the radioactivity of the patient treatment. The proposed remodeling project will add two more restrooms specifically for Nuclear Medicine Studies patients and return the additional restroom identified on an interim basis back to hospital staff usage in the Replacement Hospital Diagnostic and Treatment Building. The remodeling work will be implemented through use of the Public Works Job Order Contract (JOC) program.

Infusion Center: Infusion services provide the slow introduction of fluids, medication or nutrients back into a patient's circulatory system that has been depleted through medical treatments such as chemotherapy. An infusion procedure can be administered intravenously (blood), subcutaneous (under the skin), arterially (vein) or epidural (spinal) and can last between five and six hours. Prior to completing the Replacement Project, there were five separate infusion service areas located on the LAC+USC Medical Center campus that provided services to 54 patients at one time. As the infusion services program expanded during the construction of the Replacement Facility, Health Services determined that the Replacement Hospital Infusion Center would not be large enough to serve all the patients at one time. Currently, infusion services are being performed at the Clinic Tower and other clinic areas that are not designed for an open observation setting; thus requiring more nursing resources to avoid patient care risk factors or issues. The move of outpatient services to the new Replacement Hospital Clinic Tower, has allowed Health Services to identify a large area in the existing Outpatient Department Building that can accommodate large open rooms for adults, pediatrics, and gynecological infusion services thereby increasing operational efficiency. Design for this remodeling project is complete and implementation will be completed through the Public Works JOC program. Upon completion of the Infusion Center, four separate patient service areas will be consolidated. The Rand-Schrader infusion center will remain separate to continue infusion therapy and clinical care to HIV patients by their treating physicians in one location.

Urgent Access Diagnostic Center (UADC) Expansion: Under the terms of the Harris-Rodde lawsuit settlement, Health Services is required to provide urgent care services to decompress emergency room operations. Currently, the UADC, located in the existing Outpatient Department Building, provides urgent care to adults only, daily from 8:00 a.m. to 8:00 p.m. Under the terms of the settlement, the UADC is required to expand operating hours to 16 hours per day and to include urgent care services for both adults and children. This proposed remodeling project would renovate 5,800 square feet on the 2nd floor of the existing Outpatient Department Building to provide additional exam rooms, treatment rooms, waiting areas, consultation offices, and other support space. The design for this remodeling project will be completed utilizing a Public Works as-needed design services firm. The remodeling work will be implemented through the Public Works JOC program.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Service Excellence (Goal 1), Organizational Effectiveness (Goal 3), and Fiscal Responsibility (Goal 4) by improving health services provided and investing in the public infrastructure.

FISCAL IMPACT/FINANCING

The preliminary cost of these three post-occupancy remodeling projects is estimated at \$2,582,000, including \$406,000 for the Nuclear Medicine Patients Restrooms, \$1,689,000 for the Infusion Center remodeling, and \$487,000 for the Urgent Access Diagnostic Center Expansion. Construction cost for the Infusion Center remodel project will be validated while the design for the Nuclear Medicine Restroom and UADC Expansion remodel projects is completed. The attached appropriation adjustment will transfer appropriation in the amount of \$2,582,000 to the LAC+USC Medical Center Post Occupancy Remodeling Phase II Project (Capital Project 87011) from the LAC+USC Medical Center Transition Refurbishments Project (Capital Project 86936) to fund the proposed Phase II project. Upon your Board's approval of the attached appropriation adjustment, sufficient appropriation will be included in the FY 2008-09 Capital Projects/Refurbishments Budget to fund the proposed project. The Project Schedule and Budget Summary are shown in Attachment A.

It is recommended that any savings from the Post Occupancy Remodeling Phase I Project be utilized to fund any required shortfall for the Post Occupancy Remodeling Phase II Project. The total aggregate cost for the Post Occupancy Remodeling Phase I and Phase II Projects will not exceed \$10,242,000, and as outlined with the Post Occupancy Remodeling Phase I Project, final project cost will be reported via memorandum to your Board.

The LAC+USC Medical Center Post Occupancy Remodeling Project is funded by the Department of Health Services prior year Tobacco Settlement Designation.

Operating Budget Impact

The requested project will not impact the LAC+USC Medical Center operating budget.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Under the County's Energy and Environmental Policy, energy performance will be optimized by the use of controllable lighting and heating, and ventilation and air conditioning systems. Material and resources will be conserved by maintaining interior walls and reusing furnishings. Additionally, the paint, adhesives, and furniture that will be utilized are comprised of low-emitting materials.

ENVIRONMENTAL DOCUMENTATION

The remodel work for the Infusion Center, Urgent Access Diagnostic Center, and Nuclear Medicine Restrooms is categorically exempt from California Environmental Quality Act (CEQA) pursuant to State Guidelines Section 15301 (a) and Class 1,

The Honorable Board of Supervisors
February 17, 2009
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Quality Act (CEQA) pursuant to State Guidelines Section 15301 (a) and Class 1, Subsection (d) of the County of Los Angeles Revised Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, because the proposed work involves the remodeling of an existing facility with negligible or no expansion of current use.

CONTRACTING PROCESS

The proposed design services and remodeling work will be completed using as-needed design services agreements and JOCs that have previously been approved by your Board.

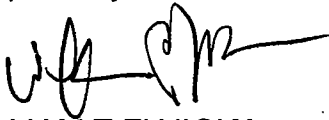
IMPACT ON CURRENT SERVICES (OR PROJECTS)

Completion of these projects will not impact operations of the Replacement Hospital. All of this work will be coordinated with Health Services to avoid impact on operations and patient care.

CONCLUSION

Please return one adopted copy of this letter to the Chief Executive Office (Capital Projects Division); Public Works (Project Management Division I); and Health Services.

Respectfully submitted,



WILLIAM T FUJIOKA
Chief Executive Officer

WTF:GF:DL
JSE:DJT:DKM:zu

Attachments

c: County Counsel
Auditor-Controller
Department of Health Services
Department of Public Social Services (GAIN/GROW Program)
Department of Public Works
Office of Affirmative Action Compliance (Ozie Smith)

February 17, 2009

ATTACHMENT A

**DEPARTMENT OF HEALTH SERVICES:
APPROVE THE POST OCCUPANCY PHASE II PROJECT AT
LAC+USC MEDICAL CENTER
CAPITAL PROJECT 87011**

I. PROJECT SCHEDULE

| Project Activity | Schedule Completion Date |
|--|-------------------------------------|
| Nuclear Medicine Patients Restrooms | 11/30/09 |
| Infusion Center | 11/30/09 |
| Urgent Access Diagnostic Center (UADC) Expansion | 11/30/09 |

February 17, 2009

II. PROJECT BUDGET SUMMARY

| Budget Category | Proposed Budget |
|--|---------------------|
| Land Acquisition | \$ 0 |
| Construction | \$ 0 |
| Low Bid Construction Contract | \$ 0 |
| Job Order Contract | \$ 1,703,000 |
| Change Orders | \$ 255,450 |
| Departmental Crafts | \$ 0 |
| Youth Employment | \$ 0 |
| Construction Consultants | \$ 0 |
| Misc. Expense: JOC Fees | \$ 38,250 |
| Telcomm Equip – Affixed to Building | \$ 0 |
| Civic Art | \$ 0 |
| Subtotal | \$ 1,996,700 |
| Programming/Development | \$ 20,000 |
| Plans and Specifications | \$ 176,400 |
| Consultant Services | |
| Site Planning | \$ 0 |
| Hazardous Materials | \$ 83,500 |
| Geotech/Soils Report and Soils Testing | \$ 0 |
| Material Testing | \$ 0 |
| Cost Estimating | \$ 10,000 |
| Topographic Surveys | \$ 0 |
| Construction Management | \$ 0 |
| Construction Administration | \$ 0 |
| Environmental | \$ 0 |
| Move Management | \$ 0 |
| Equipment Planning | \$ 0 |
| Legal | \$ 0 |
| Contract/Change Order | \$ 0 |
| Other: Inspector of Record | \$ 40,000 |
| Subtotal | \$ 133,500 |
| Miscellaneous Expenditures | \$ 0 |
| Jurisdictional Review/Plan Check/Permit | \$ 32,000 |
| County Services | |
| Code Compliance Inspection | \$ 0 |
| Quality Control Inspection | \$ 0 |
| Design Review | \$ 20,000 |
| Design Services | \$ 8,000 |
| Contract Administration | \$ 0 |
| Project Management | \$ 164,500 |
| Project Management Support Services | \$ 0 |
| ISD Job Order Contract Management | \$ 0 |
| DPW Job Order Contract Management | \$ 7,500 |
| ISD ITS Communications | \$ 0 |
| Project Security | \$ 0 |
| Project Technical Support | \$ 6,400 |
| Office of Affirmative Action | \$ 17,000 |
| County Counsel | \$ 0 |
| Other | \$ 0 |
| Sheriff Job Order Contract Management | \$ 0 |
| Subtotal | \$ 223,400 |
| TOTAL | \$ 2,582,000 |

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPT'S.
No. 060

DEPARTMENT OF CHIEF EXECUTIVE OFFICE

JANUARY 29 2009

AUDITOR-CONTROLLER.

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. WILL YOU PLEASE REPORT AS TO ACCOUNTING AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HIS RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFOR

²⁰⁰⁸⁻
~~FY 2009-10~~
3 - VOTES

SOURCES

Capital Projects/Refurbishments
LAC+USC Med Cntr Transition
Refurbishment Project
Fixed Assets - Building and Improvements
A01 - CP - 6014 - 65036 - 86936
\$2,582,000 Decrease Appropriation

USES

Capital Projects/Refurbishments
LAC+USC Med Cntr Post Occupancy
Remodeling Phase I Project
Fixed Assets - Building and Improvements
A01 - CP - 6014 - 65036 - 87011
\$2,582,000 Increase Appropriation

JUSTIFICATION

This appropriation adjustment is to reallocate appropriation to the LAC+USC Medical Center Post Occupancy Remodeling Phase I Project (C.P. 87011) for the benefit of the Post Occupancy Remodeling Phase II Project from the LAC+USC Medical Center Transition Refurbishments Project (C.P. 86936) to enhance patient services, or for hospital operations efficiencies.

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

CHIEF EXECUTIVE OFFICER'S REPORT

14 FEB 17 2009

Sachia A. Hamai
SACHIA A. HAMAI
EXECUTIVE OFFICER

REFERRED TO THE CHIEF
EXECUTIVE OFFICER FOR —

ACTION

APPROVED AS REQUESTED ✓

AS REVISED

RECOMMENDATION

February 5 20 09 *John S. Edmister*
CHIEF EXECUTIVE OFFICER

AUDITOR-CONTROLLER BY

APPROVED (AS REVISED):
BOARD OF SUPERVISORS

20

NO. 162

Feb 3 20 09

BY

DEPUTY COUNTY CLERK

14 of FEB 17, 2009

SEND 6 COPIES TO THE AUDITOR-CONTROLLER